

and distances, (1) North 74° East 470 feet to a stone on the west side of the old road leading to High Knob; thence down by and with said old road, (2) South 25° East 472 feet; thence by lines of division now made (3) South 74° West 8 feet to an iron pipe on the west side of said road; thence (4) still South 74° West 462 feet to an iron pipe; thence (5) North 25° West 472 feet to the place of beginning, leaving as the quantity of land to be conveyed by this deed 99.13 acres, more or less.

THIRD: The mortgagors conveyed part of the above described real property unto Jerry O. Phelps and Robin Y. Phelps, his wife, by deed dated April 26, 1973, and recorded among the aforesaid Land Records in Book 910, page 309, which part is described therein as all that lot or parcel of land situate, lying and being in Tuscarora Election District, Frederick County, Maryland, and beginning at a survey marker located at the northwest corner of a lot known as the Ronald L. Korrell lot, in Book 710, page 306, and running thence with the western line of the Korrell lot, South 9° 30' 00" West 200.0 feet to a survey marker located on the Northern Right-of-Way line; thence South 9° 30' 00" West 30.0 feet to a point in the center of the County Road; thence turning and running with the center of the road, North 82° 30' 00" West 100.0 feet to a point; thence turning and running North 9° 30' 00" East 30.0 feet to a survey pin; thence North 9° 30' 00" East 200.0 feet to a survey marker; thence turning and running South 82° 30' 00" East 100.0 feet to the place of beginning, containing 23,000 square feet of land, more or less.

FOURTH: The mortgagors defaulted in the payment of the indebtedness secured by the mortgage.

FIFTH: The mortgage provided, among other things, that if default should be made in the payment of the mortgage debt, when due and payable, then the entire indebtedness secured thereby shall be deemed due and payable immediately and it should be lawful for Myersville Savings Bank, or any Assignee of the mortgage, at any time after such default, to sell the property therein mortgaged at public auction and to grant and convey the property to the purchaser or purchasers therein, upon giving notice of the time, place and manner and terms of sale by advertisement in some newspaper published in Frederick County, Maryland.